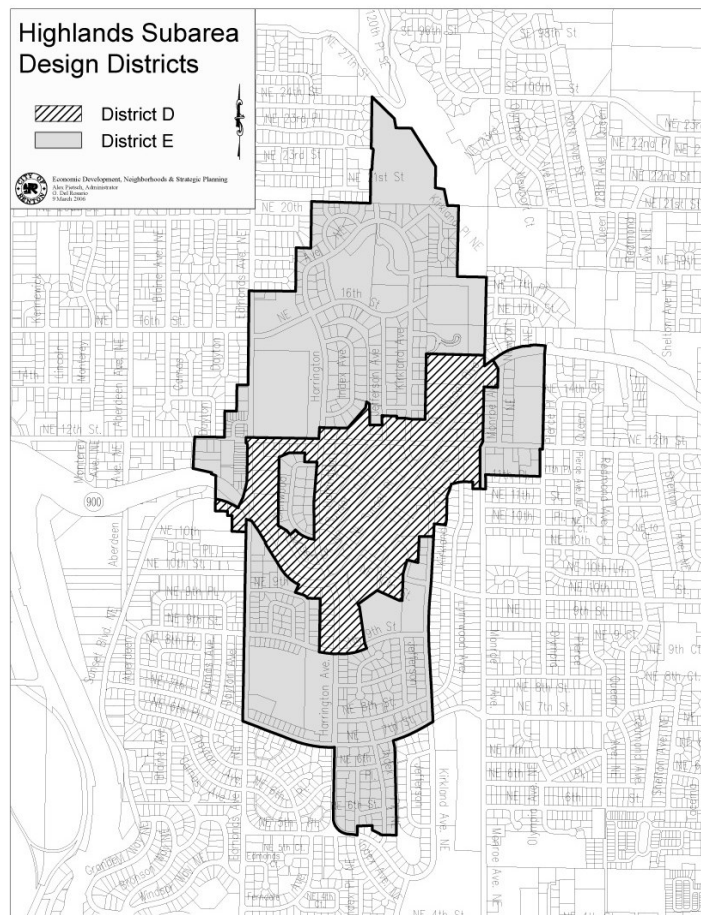


PROPOSED AMENDMENTS TO RENTON MUNICIPAL CODE SECTION 4-3-100, “URBAN DESIGN REGULATIONS”

APPLICABILITY:

1. This Section shall apply to all development in the Highlands Subarea as shown on the Highlands Subarea Design Districts map (Figure 1) in subsection 3, below. For the purposes of the design regulations, areas within the Highlands Subarea zoned as Commercial Neighborhood (CN) and Center Village-Core (CV-C) comprise District `D'. Areas within the Highlands Subarea that are zoned Center Village- Residential (CV-R), Center Village-Flex (CV-X), Residential Multi-family (RMF), Residential 14 (R-14), Residential 10 (R-10), and Residential 8 (R-8) comprise District `E'.
2. Where conflicts may be construed between the design regulations of this Section and other sections of the Renton Municipal Code, the regulations of this Section shall prevail.
3. Highlands Subarea Design Districts Map:



C. EXEMPTIONS:

The design regulations shall not apply to interior remodels of existing buildings or structures provided the alterations do not modify the building facade.

D. ADMINISTRATION:

1. Review Process: Applications subject to design regulations shall be processed as a component of the governing land use process.
2. Authority: The Reviewing Official shall have the authority to approve, approve with conditions, or deny proposals based upon the provisions of the design regulations. In rendering a decision, the Official will consider proposals on the basis of individual merit, will consider the overall intent of the minimum standards and guidelines, and encourage creative design alternatives in order to achieve the purposes of the design regulations.

E. SITE DESIGN AND BUILDING LOCATION:

Intent: To ensure that buildings are located in relation to streets and other buildings so that the Vision of the City of Renton can be realized for a high-density urban environment; so that businesses enjoy visibility from public rights-of-way; and to encourage pedestrian activity throughout the district.

1. Site Design and Street Pattern:

Intent: To ensure that the City of Renton Vision can be realized within the Highlands Subarea; plan districts that are organized for efficiency while maintaining flexibility for future development at urban densities and intensities of use; create and maintain a safe, convenient network of streets of varying dimensions for vehicle circulation; and provide service to businesses.

a. Minimum Standard for both Districts: Maintain street and alley pattern consistent with the adopted Road Network Plan in the Highlands Subarea Plan.

2. Building Location and Orientation:

Intent: To ensure visibility of businesses; establish active, lively uses along sidewalks and pedestrian pathways; organize buildings in such a way that pedestrian use of the district is facilitated; encourage siting of structures so that natural light and solar access are available to other structures and open space; enhance the visual character and definition of streets within the district; provide an appropriate transition between buildings, parking areas, and other land uses and the street; and increase privacy for residential uses located near the street.

a. Minimum Standard for both Districts: Orient buildings to the street with clear

connections to the sidewalk.

3. Building Entries:

Intent: To make building entrances convenient to locate and easy to access, and ensure that building entries further the pedestrian nature of the fronting sidewalk and the urban character of the district.

a. Minimum Standard for both Districts:

- i. Entrance Location: A primary entrance of each building shall be located on the facade facing a street. Such entrances shall be prominent, visible from the street, connected by a walkway to the public sidewalk, and include human scale elements.
- ii. Multiple buildings on the same site should provide a continuous network of pedestrian paths and open spaces that incorporate landscaping to provide a directed view to building entries.
- iii. Ground floor units should be directly accessible from the street or an open space such as a courtyard or garden that is accessible from the street.
- iv. Secondary access (not fronting on a street) should have weather protection at least four and one-half feet (4-1/2') wide over the entrance or other similar indicator of access.
- v. Pedestrian access should be provided to the building from property edges, adjacent lots, abutting street intersections, crosswalks, and transit stops.
- vi. Features such as entries, lobbies, and display windows should be oriented to a street or pedestrian-oriented space; otherwise, screening or decorative features such as trellises, artwork, murals, landscaping, or combinations thereof should be incorporated into the street-oriented facade.

b. Guidelines Applicable to District 'D':

- i. For projects that include residential uses, entries should provide transition space between the public street and the private residence such as a porch, landscaped area, terrace, common area, lobby, or similar feature.
- ii. Features such as entries, lobbies, and display windows should be oriented to a street; otherwise, screening or art features such as trellises, artwork, murals, landscaping, or combinations thereof should be incorporated into the street-oriented facade.
- iii. Entries from the street should be clearly marked with canopies, architectural

elements, ornamental lighting, or landscaping. Entries from parking lots should be subordinate to those related to the street for buildings within District `D'.

c. Guidelines Applicable to District `E':

- i. Front yards should provide transition space between the public street and the private residence such as a porch, landscaped area, terrace, or similar feature.

4. Transition to Surrounding Development:

Intent: To shape redevelopment projects so that the character and value of surrounding, existing neighborhoods are preserved.

a. Minimum Standards for District `D': Careful siting and design treatment is necessary to achieve a compatible transition where new buildings differ from surrounding development in terms of building height, bulk and scale. At least one of the following design elements shall be considered to promote a transition to surrounding uses:

- i. Setbacks at the side or rear of a building may be increased by the Reviewing Official in order to reduce the bulk and scale of larger buildings and so that sunlight reaches adjacent yards;
- ii. Building proportions, including step-backs on upper levels;
- iii. Building articulation to divide a larger architectural element into smaller increments; or
- iv. Roof lines, roof pitches, and roof shapes designed to reduce apparent bulk and transition with existing development.

b. Minimum Standards for District `E':

i. Careful siting and design treatment is necessary to achieve a compatible transition where new buildings differ from surrounding development in terms of building height, bulk, and scale. At least one of the following design elements shall be considered to promote a transition to surrounding uses:

- (a) Setbacks at the side or rear of a building may be increased in order to reduce the bulk and scale of larger buildings and so that sunlight reaches adjacent yards; or
- (b) Building articulation provided to divide a larger architectural element into smaller pieces; or
- (c) Roof lines, roof pitches, and roof shapes designed to reduce apparent bulk

and transition with existing development.

- ii. In areas with older style, steeply pitched, single family homes, similar roof styles are encouraged to achieve more harmonious relationships between new and old buildings.

5. Service Element Location and Design:

Intent: To reduce the potential negative impacts of service elements (i.e., waste receptacles, loading docks) by locating service and loading areas away from high-volume pedestrian areas, and screening them from view in high visibility areas.

a. Minimum Standards for All Districts:

- i. Service elements shall be located and designed to minimize the impacts on the pedestrian environment and adjacent uses. Service elements shall be concentrated and located where they are accessible to service vehicles and convenient for tenant use (see illustration, RMC 4-3-100E7e).
- ii. Garbage, recycling collection, and utility areas shall be enclosed, consistent with RMC 4-4-090, Refuse and Recyclables Standards, and RMC 4-4-095, Screening and Storage Height/Location Limitations.
- iii. In addition to standard enclosure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, including the roof and screened around their perimeter by a wall or fence and have self-closing doors (see illustration, RMC 4-3-100E7f).
- iv. The use of chain link, plastic, or wire fencing is prohibited. Service enclosure fences should be made of masonry, ornamental metal or wood, or some combination of the three.
- v. If the service area is adjacent to a street, pathway, or pedestrian-oriented space, a landscaped planting strip, minimum three feet (3') wide, shall be located on three (3) sides of such facility.

6. Gateways:

Intent: To distinguish gateways as primary entrances to the Highlands Subarea; provide special design features and architectural elements at gateways; and ensure that gateways, while they are distinctive within the context of the district, are compatible with the district in form and scale.

a. Minimum Standards for District 'D':

- i. Developments located at district gateways shall be marked with visually

prominent features (see illustration, RMC 4-3-100E7g).

ii. Gateway elements shall be oriented toward and scaled for both pedestrians and vehicles (see illustration, RMC 4-3-100 E7h).

iii. Visual prominence shall be distinguished by two (2) or more of the following:

(a) Public art;

(b) Monuments;

(c) Special landscape treatment;

(d) Open space/plaza;

(e) Identifying building form;

(f) Special paving, unique pedestrian scale lighting, or bollards;

(g) Prominent architectural features (trellis, arbor, pergola, or gazebo);

(h) Signage, displaying neighborhood or district entry identification (commercial signs are not allowed).

F. PARKING AND VEHICULAR ACCESS:

Intent: To provide safe, convenient access to the Highlands Subarea; incorporate various modes of transportation, including public mass transit, in order to reduce traffic volumes and other impacts from vehicles; ensure sufficient parking is provided, while encouraging creativity in reducing the impacts of parking areas; allow an active pedestrian environment by maintaining contiguous street frontages, without parking lot siting along sidewalks and building facades; minimize the visual impact of parking lots; and use access streets and parking to maintain an urban edge to the district.

1. Location of Parking:

Intent: To maintain active pedestrian environments along streets by placing parking lots primarily in back of buildings.

a. Minimum Standards for both districts:

i. No surface parking shall be located between a building and the front property line or the building and side property line on the street side of a corner lot.

ii. In areas of mixed use development, shared parking is recommended.

b. Minimum Standards for District “E”:

- i. Parking shall be alley loaded unless the development is subject to a Master Plan under RMC 4-9-200.

c. Guidelines applicable to both districts:

- i. Parking should be alley loaded.
- ii. Parking should be located in a structured parking facility.

2. Design of Surface Parking:

Intent: To ensure safety of users of parking areas, convenience to businesses, and reduce the impact of parking lots wherever possible.

a. Minimum Standards for District ‘D’:

- i. Parking lot lighting shall not spill onto adjacent or abutting properties (see illustration, RMC4-3-100 F5b).
- ii. All surface parking lots shall be landscaped to reduce their visual impact (see RMC 4-4-080F7, Landscape Requirements).

b. Guidelines Applicable to both Districts:

- i. Wherever possible, parking should be configured into small units, connected by landscaped areas to provide on-site buffering from visual impacts.
- ii. Access to parking modules should be provided by public or private local streets with sidewalks on both sides where possible, rather than internal drive aisles.
- iii. Landscaping should be provided to separate and minimize the impact of parking on the streetscape.

3. Structured Parking Garages:

Intent: To more efficiently use land needed for vehicle parking; encourage the use of structured parking throughout the Subarea; physically and visually integrate parking garages with other uses; and reduce the overall impact of parking garages when they are located in proximity to the designated pedestrian environment.

a. Guidelines Applicable to All Districts: Parking garage entries should be designed and sited to complement, not subordinate, the pedestrian entry. If possible, locate the

parking entry away from the primary street, to either the side or rear of the building.

b. Guidelines Applicable to District `D':

- i. Parking garage entries should not dominate the streetscape.
- ii. The design of structured parking at finished grade under a building should minimize the apparent width of garage entries.
- iii. Parking within the building should be enclosed or screened through any combination of walls, decorative grilles, or trellis work with landscaping.
- iv. Parking garages should be designed to be complementary with adjacent buildings. Use similar forms, materials, and/or details to enhance garages.
- v. Residential garage parking should be secured with electronic entries.
- vi. Parking service and storage functions should be located away from the street edge and generally not be visible from the street or sidewalks.

d. Guidelines Applicable to District `E':

- i. Attached personal parking garages at-grade should be individualized and not enclose more than two (2) cars per enclosed space. Such garages should be architecturally integrated into the whole development.
- ii. Multiple-user parking garages at-grade should be enclosed or screened from view through any combination of walls, decorative grilles, or trellis work with landscaping.
- iii. All garage parking in this district should be secured with decorative doors.
- iv. Personal parking garages should be individualized whenever possible with separate entries and architectural detailing in character with the lower density district.
- v. Large multi-user parking garages are discouraged in this lower density district unless used for cottage housing.
- vi. Service and storage functions should be located away from the street edge and generally not be visible from the street or sidewalks.

4. Vehicular Access:

Intent: To maintain a contiguous, uninterrupted sidewalk by minimizing, consolidating and/or eliminating vehicular access off streets within pedestrian environments and/or

designated pedestrian-oriented streets.

a. Minimum Standards for District `E': Parking lots and garages shall be accessed from alleys when available.

b. Guidelines Applicable to District `D':

- i. Parking lots and garages should be accessed from alleys or side streets.
- ii. Driveways should be located to be visible from the right-of-way, but not impede pedestrian circulation on-site or to adjoining properties. Where possible, minimize the number of driveways and curb cuts.

c. Guidelines Applicable to Area `E':

- i. Garage entryways and/or driveways accessible only from a street should not impede pedestrian circulation along the sidewalk.
- ii. Curb cuts should be minimized whenever possible through the use of shared driveways.

G. PEDESTRIAN ENVIRONMENT:

Intent: To enhance the urban character of development in the Highlands Subarea by creating pedestrian networks and by providing strong links from streets and drives to building entrances; make the pedestrian environment safer and more convenient, comfortable, and pleasant to walk between businesses, on sidewalks, to and from access points, and through parking lots; and promote the use of multi-modal and public transportation systems in order to reduce other vehicular traffic.

1. Pathways through Parking Lots:

Intent: To provide safe and attractive pedestrian connections to buildings, parking garages, and parking lots.

a. Minimum Standards for District `D':

- i. Clearly delineated pedestrian pathways and/or private streets shall be provided throughout parking areas.

2. Pedestrian Circulation:

Intent: To create a network of linkages for pedestrians to improve safety and convenience and enhance the pedestrian environment.

a. Minimum Standards for District 'D':

- i. Developments shall include an integrated pedestrian circulation system that connects buildings, open space, and parking areas with the adjacent street sidewalk system and adjacent properties (see illustration, subsection RMC 4-3-100G4b).
- ii. Sidewalks located between buildings and streets shall be raised above the level of vehicular travel.
- iii. Pedestrian pathways within parking lots or parking modules shall be differentiated by material or texture from adjacent paving materials (see illustration, subsection RMC 4-3-100G4c).
- iv. Sidewalks and pathways along the facades of buildings shall be of sufficient width to accommodate anticipated numbers of users. Specifically:
 - (a) Sidewalks and pathways along the facades of mixed use and retail buildings one hundred (100) or more feet in width (measured along the facade) shall provide sidewalks at least twelve feet (12') in width. The walkway shall include an eight foot (8') minimum unobstructed walking surface and street trees (see illustration, subsection RMC 4-3-100 G4d).
 - (b) To increase business visibility and accessibility, breaks in the tree coverage adjacent to major building entries shall be allowed.
 - (c) For all other interior pathways, the proposed walkway shall be of sufficient width to accommodate the anticipated number of users. A ten to twelve foot (10' – 12') pathway, for example, can accommodate groups of persons walking four (4) abreast, or two (2) couples passing one another. An eight foot (8') pathway will accommodate three (3) individuals walking abreast, whereas a smaller five to six foot (5' – 6') pathway will accommodate two (2) individuals.
- v. Locate pathways with clear sight lines to increase safety. Landscaping shall not obstruct visibility of walkway or sight lines to building entries.
- vi. All pedestrian walkways shall provide an all-weather walking surface unless the applicant can demonstrate that the proposed surface is appropriate for the anticipated number of users and complementary to the design of the development.

b. Guidelines Applicable to both Districts:

- i. Delineation of pathways may be through the use of architectural features, such as trellises, railings, low seat walls, or similar treatment.

ii. Mid-block connections are desirable where a strong linkage between uses can be established.

iii. Fences, with the exception of chain link fences, may be allowed when appropriate to the situation.

3. Pedestrian Amenities:

Intent: To create attractive spaces that unify the building and street environments and are inviting and comfortable for pedestrians; and provide publicly accessible areas that function for a variety of activities, at all times of the year, and under typical seasonal weather conditions.

a. Minimum Standards for District `D':

i. Provide pedestrian overhead weather protection in the form of awnings, marquees, canopies, or building overhangs. These elements shall be a minimum of four and one-half feet (4-1/2') wide along at least seventy five percent (75%) of the length of the building facade, a maximum height of fifteen feet (15') above the ground elevation, and no lower than eight feet (8') above ground level.

ii. Site furniture provided in public spaces shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.

iii. Site furniture and amenities shall not impede or block pedestrian access to public spaces or building entrances.

b. Guidelines Applicable to District `D':

i. Transit shelters, bicycle racks, benches, trash receptacles, and other street furniture should be provided.

ii. Street amenities such as outdoor group seating, kiosks, fountains, and public art should be provided.

iii. Architectural elements that incorporate plants, such as facade-mounted planting boxes or trellises or ground-related or hanging containers are encouraged, particularly at building entrances, in publicly accessible spaces, and at facades along public streets (see illustration, subsection RMC 4-3-100G4f).

c. Guidelines Applicable to District `E'

i. Site furniture provided in public spaces shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably

maintained over an extended period of time.

- ii. Site furniture and amenities shall not impede or block pedestrian access to public spaces or building entrances.
- iii. Transit shelters, bicycle racks, benches, trash receptacles, and other street furniture should be provided.
- iv. Street amenities such as outdoor group seating, kiosks, fountains, and public art should be provided.
- v. Architectural elements that incorporate plants, such as facade-mounted planting boxes or trellises or ground-related or hanging containers are encouraged, particularly at building entrances, in publicly accessible spaces, and at facades along public streets (see illustration, subsection RMC 4-3-100G4f).

H. LANDSCAPING/RECREATION AREAS/COMMON OPEN SPACE:

Intent: To provide visual relief in areas of expansive paving or structures; define logical areas of pedestrian and vehicular circulation; and add to the aesthetic enjoyment of the area by the community. To have areas suitable for both passive and active recreation by residents, workers, and visitors; provide these areas in sufficient amounts and in convenient locations; and provide the opportunity for community gathering in places centrally located and designed to encourage such activity.

1. Landscaping:

Intent: Landscaping is intended to reinforce the architecture or concept of the area; provide visual and climatic relief in areas of expansive paving or structures; channelize and define logical areas of pedestrian and vehicular circulation; and add to the aesthetic enjoyment of the area by the community.

a. Minimum Standards for All Districts:

- i. All pervious areas shall be landscaped (see RMC 4-4-070, Landscaping).
- ii. Street trees are required and shall be located between the curb edge and building, as determined by the City of Renton.
- iii. On public streets, street trees shall be installed with tree grates. For all other streets, street tree treatment shall be as determined by the City of Renton (see illustration, subsection RMC 4-3-100 H3a).
- iv. The proposed landscaping shall be consistent with the design intent and program of the building, the site, and use.

v. The landscape plan shall demonstrate how the proposed landscaping, through the use of plant material and non-vegetative elements, reinforces the architecture or concept of the development.

vi. Surface parking areas shall be screened by landscaping in order to reduce views of parked cars from streets (see RMC 4-4-080F7, Landscaping Requirements). Such landscaping shall be at least ten feet (10') in width as measured from the sidewalk (see illustration, subsection RMC4-3-100 H3b). Standards for planting shall be as follows:

(a) Trees at an average minimum rate of one tree per thirty (30) lineal feet of street frontage. Permitted tree species are those that reach a mature height of at least thirty five feet (35'). Minimum height or caliper at planting shall be eight feet (8') or two inch (2") caliper (as measured four feet (4') from the top of the root ball) respectively.

(b) Shrubs at the minimum rate of one per twenty (20) square feet of landscaped area. Shrubs shall be at least twelve inches (12") tall at planting and have a mature height between three feet (3') and four feet (4').

(c) Groundcover shall be planted in sufficient quantities to provide at least ninety percent (90%) coverage of the landscaped area within three (3) years of installation.

(d) The applicant shall provide a maintenance assurance device, prior to occupancy, for a period of not less than three (3) years and in sufficient amount to ensure required landscape standards have been met by the third year following installation.

(e) Surface parking with more than fourteen (14) stalls shall be landscaped as follows:

(1) Required Amount:

<u>Total Number of Spaces</u>	<u>Minimum Required Landscape Area*</u>
15 to 50	15 square feet/parking space
51 to 99	25 square feet/parking space
100 or more	35 square feet/parking space

* Landscape area calculations above and planting requirements below

exclude perimeter parking lot landscaping areas.

(2) Provide trees, shrubs, and groundcover in the required interior parking lot landscape areas.

(3) Plant at least one tree for every six (6) parking spaces. Permitted tree species are those that reach a mature height of at least thirty five feet (35'). Minimum height or caliper at planting shall be eight feet (8') or two inch (2") caliper (as measured four feet (4') from the top of the root ball) respectively.

(4) Plant shrubs at a rate of five (5) per one hundred (100) square feet of landscape area. Shrubs shall be at least sixteen inches (16") tall at planting and have a mature height between three feet (3') and four feet (4').

(5) Up to fifty percent (50%) of shrubs may be deciduous.

(6) Select and plant groundcover so as to provide ninety percent (90%) coverage within three (3) years of planting; provided, that mulch is applied until plant coverage is complete.

(7) Do not locate a parking stall more than fifty feet (50') from a landscape area.

vii. Regular maintenance shall be provided to ensure that plant materials are kept healthy and that dead or dying plant materials are replaced.

viii. Underground, automatic irrigation systems are required in all landscape areas.

b. Guidelines Applicable to all Districts:

i. Landscaping should be used to soften and integrate the bulk of buildings.

ii. Landscaping should be provided that appropriately provides either screening of unwanted views or focuses attention to preferred views.

iii. Use of low maintenance, drought-resistant landscape material is encouraged.

iv. Choice of materials should reflect the level of maintenance that will be available.

v. Seasonal landscaping and container plantings are encouraged, particularly at

building entries and in publicly accessible spaces.

vi. Window boxes, containers for plantings, hanging baskets, or other planting feature elements should be made of weather-resistant materials that can be reasonably maintained.

vii. Landscaping should be used to screen parking lots from adjacent or neighboring properties.

c. Guidelines Applicable to District 'E':

i. Front yards should be visible from the street and visually contribute to the streetscape.

ii. Decorative walls and fencing are encouraged when architecturally integrated into the project.

2. Recreation Areas and Common Open Space:

Intent: To ensure that districts have areas suitable for both passive and active recreation by residents, workers, and visitors and that these areas are of sufficient size for the intended activity and in convenient locations; create usable, accessible, and inviting open space that is accessible to the public; and promote pedestrian activity on pedestrian-oriented streets particularly at street corners.

a. Minimum Standards for District 'D':

i. Mixed use residential and attached housing developments of ten (10) or more dwelling units shall provide a minimum area of common space or recreation area equal to fifty (50) square feet per unit. The common space area shall be aggregated to provide usable area(s) for residents. The location, layout, and proposed type of common space or recreation area shall be subject to approval by the Reviewing Official. The required common open space shall be satisfied with one or more of the elements listed below. The Reviewing Official may require more than one of the following elements for developments having more than one hundred (100) units.

(a) Courtyards, plazas, or multipurpose open spaces;

(b) Upper level common decks, patios, terraces, or roof gardens. Such spaces above the street level must feature views or amenities that are unique to the site and are provided as an asset to the development;

(c) Pedestrian corridors dedicated to passive recreation and separate from the public street system;

(d) Recreation facilities including, but not limited to, tennis/sports courts, swimming pools, exercise areas, game rooms, or other similar facilities; or

(e) Children's play spaces.

iii. In mixed use residential and attached residential projects, required landscaping, driveways, parking, or other vehicular use areas shall not be counted toward the common space requirement or be located in dedicated outdoor recreation or common use areas.

iv. In mixed use residential and attached residential projects required yard setback areas shall not count toward outdoor recreation and common space unless such areas are developed as private or semi-private (from abutting or adjacent properties) courtyards, plazas or passive use areas containing landscaping and fencing sufficient to create a fully usable area accessible to all residents of the development (see illustration, subsection RMC 4-3-100 H3c).

v. Private decks, balconies, and private ground floor open space shall not count toward the common space/recreation area requirement.

vi. In mixed use residential and attached residential projects, other required landscaping and sensitive area buffers without common access links, such as pedestrian trails, shall not be included toward the required recreation and common space requirement.

vii. All buildings and developments with over thirty thousand (30,000) square feet of nonresidential uses (excludes parking garage floorplate areas) shall provide pedestrian-oriented space (see illustration, subsection RMC 4-3-100 H3d) according to the following formula:

1% of the lot area + 1% of the building area = Minimum amount of pedestrian-oriented space

viii. To qualify as pedestrian-oriented space, the following must be included:

(a) Visual and pedestrian access (including barrier-free access) to the abutting structures from the public right-of-way or a nonvehicular courtyard;

(b) Paved walking surfaces of either concrete or approved unit paving;

(c) On-site or building-mounted lighting providing at least four (4) foot-candles (average) on the ground; and

(d) At least three feet (3') of seating area (bench, ledge, etc.) or one individual seat per sixty (60) square feet of plaza area or open space.

ix. The following features are encouraged in pedestrian-oriented space (see illustration, subsection RMC 4-3-100H3e) and may be required by the Director:

- (a) Provide pedestrian-oriented uses on the building facade facing the pedestrian-oriented space.
- (b) Spaces should be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
- (c) Provide pedestrian-oriented facades on some or all buildings facing the space.
- (d) Provide movable public seating.

x. The following are prohibited within pedestrian-oriented space:

- (a) Adjacent unscreened parking lots;
- (b) Adjacent chain link fences;
- (c) Adjacent blank walls;
- (d) Adjacent dumpsters or service areas; and
- (e) Outdoor storage (shopping carts, potting soil bags, firewood, etc.) that do not contribute to the pedestrian environment.

xi. The minimum required walkway areas shall not count as pedestrian-oriented space. However, where walkways are widened or enhanced beyond minimum requirements, the area may count as pedestrian-oriented space if the Reviewing Official determines such space meets the definition of pedestrian-oriented space.

b. Minimum Standards for District `E': Attached housing developments shall provide a minimum area of private usable open space equal to one hundred fifty (150) square feet per unit of which one hundred (100) square feet are contiguous. Such space may include porches, balconies, yards, and decks.

c. Guidelines Applicable to District `D':

- i. Common space areas in mixed use residential and attached residential projects should be centrally located so they are near a majority of dwelling units, accessible and usable to residents, and visible from surrounding units.
- ii. Common space areas should be located to take advantage of surrounding features such as building entrances, significant landscaping, unique topography or

architecture, and solar exposure.

iii. In mixed use residential and attached residential projects children's play space should be centrally located, visible from the dwellings, and away from hazardous areas like garbage dumpsters, drainage facilities, streets, and parking areas.

I. BUILDING ARCHITECTURAL DESIGN:

Intent: To encourage building design that is unique and urban in character, comfortable on a human scale, and uses appropriate building materials that are suitable for the Pacific Northwest climate. To discourage franchise retail architecture.

1. Building Character and Massing:

Intent: To ensure that buildings are not bland and visually appear to be at a human scale; and ensure that all sides of a building, that can be seen by the public, are visually interesting.

a. Minimum Standard for District `D': All building facades shall include modulation or articulation at intervals of no more than forty feet (40').

b. Minimum Standard for District `E': All building facades shall include modulation or articulation at intervals of no more than twenty feet (20').

c. Guidelines Applicable to Districts `D' and `E':

i. Building facades should be modulated and/or articulated with architectural elements to reduce the apparent size of new buildings, break up long blank walls, add visual interest, and enhance the character of the neighborhood.

ii. Articulation, modulation, and their intervals should create a sense of scale important to residential buildings.

iii. A variety of modulations and articulations should be employed to add visual interest and to reduce the bulk and scale of large projects.

e. Guidelines Applicable to District `D': Building modulations should be a minimum of two feet (2') in depth and four feet (4') in width.

f. Guidelines Applicable to District `E':

i. Building modulations should be a minimum of two feet (2') deep, sixteen feet (16') in height, and eight feet (8') in width.

ii. Alternative methods to shape a building such as angled or curved facade elements, off-set planes, wing walls, and terracing will be considered; provided,

that the intent of this Section is met.

2. Ground-Level Details:

Intent: To ensure that buildings are visually interesting and reinforce the intended human-scale character of the pedestrian environment; and ensure that all sides of a building within near or distant public view have visual interest.

a. Minimum Standards for All Districts:

- i. Untreated blank walls visible from public streets, sidewalks, or interior pedestrian pathways are prohibited. A wall (including building facades and retaining walls) is considered a blank wall if:
 - (a) It is a ground floor wall or portion of a ground floor wall over six feet (6') in height, has a horizontal length greater than fifteen feet (15'), and does not include a window, door, building modulation or other architectural detailing; or
 - (b) Any portion of a ground floor wall having a surface area of four hundred (400) square feet or greater and does not include a window, door, building modulation or other architectural detailing.
- ii. Where blank walls are required or unavoidable, blank walls shall be treated with one or more of the following (see illustration, subsection I5d of this Section):
 - (a) A planting bed at least five feet (5') in width containing trees, shrubs, evergreen ground cover, or vines adjacent to the blank wall;
 - (b) Trellis or other vine supports with evergreen climbing vines;
 - (c) Architectural detailing such as reveals, contrasting materials, or other special detailing that meets the intent of this standard;
 - (d) Artwork, such as bas-relief sculpture, mural, or similar; or
 - (e) Seating area with special paving and seasonal planting.
- iii. Treatment of blank walls shall be proportional to the wall.
- iv. Provide human-scaled elements such as a lighting fixture, trellis, or other landscape feature along the facade's ground floor.
- v. Facades on designated pedestrian-oriented streets shall have at least seventy-five percent (75%) of the linear frontage of the ground floor facade (as measured on a true elevation facing the designated pedestrian-oriented street) comprised of

transparent windows and/or doors.

vi. Other facade window requirements include the following:

(a) Building facades must have clear windows with visibility into and out of the building. However, screening may be applied to provide shade and energy efficiency. The minimum amount of light transmittance for windows shall be fifty percent (50%).

(b) Display windows shall be designed for frequent change of merchandise, rather than permanent displays.

(c) Where windows or storefronts occur, they must principally contain clear glazing.

(d) Tinted and dark glass, highly reflective (mirror-type) glass and film are prohibited.

b. Guidelines Applicable to District `D':

i. The primary building entrance should be made visibly prominent by incorporating a minimum of one of the following architectural features from each category listed (see illustration, subsection RMC 4-3-100 I5e):

(a) Facade Features:

(1) Recess;

(2) Overhang;

(3) Canopy;

(4) Trellis;

(5) Portico;

(6) Porch;

(7) Clerestory.

(b) Doorway Features:

(1) Transom windows;

(2) Glass windows flanking door;

- (3) Large entry doors;
- (4) Ornamental lighting;
- (5) Lighted displays.

(c) Detail Features:

- (1) Decorative entry paving;
- (2) Ornamental building name and address;
- (3) Planted containers;
- (4) Street furniture (benches, etc.).

- ii. Artwork or building ornamentation (such as mosaics, murals, grillwork, sculptures, relief, etc.) should be used to provide ground-level detail.
- iii. Elevated or terraced planting beds between the walkway and long building walls are encouraged.

c. Guidelines Applicable to District `D': Use of material variations such as colors, brick, shingles, stucco, and horizontal wood siding is encouraged.

3. Building Roof Lines:

Intent: To ensure that roof forms provide distinctive profiles and interest consistent with an urban project and contribute to the visual continuity of the district.

a. Minimum Standards for District `D': Buildings shall use at least one of the following elements to create varied and interesting roof profiles (see illustration, subsection RMC 4-3-100 I5f):

- i. Extended parapets;
 - ii. Feature elements projecting above parapets;
 - iii. Projected cornices;
 - iv. Pitched or sloped roofs.
- (a) Locate and screen roof-mounted mechanical equipment so that the equipment is not visible within one hundred fifty feet (150') of the structure when viewed from ground level.

(b) Screening features shall blend with the architectural character of the building, consistent with RMC 4-4-095E, Roof-Top Equipment.

(c) Match color of roof-mounted mechanical equipment to color of exposed portions of the roof to minimize visual impacts when equipment is visible from higher elevations.

b. Guidelines Applicable to District `B':

- i. Buildings containing predominantly residential uses should have pitched roofs with a minimum slope of one to four (1:4). Such roofs should have dormers or intersecting roof forms that break up the massiveness of a continuous, uninterrupted sloping roof.
- ii. Roof colors should be dark.

4. Building Materials:

Intent: To ensure high standards of quality and effective maintenance over time; encourage the use of materials that reduce the visual bulk of large buildings; and encourage the use of materials that add visual interest to the neighborhood.

a. Minimum Standards for all Districts:

- i. All sides of buildings visible from a street, pathway, parking area, or open space shall be finished on all sides with the same building materials, detailing, and color scheme, or if different, with materials of the same quality.
- ii. Materials, individually or in combination, shall have an attractive texture, pattern, and quality of detailing for all visible facades.
- iii. Materials shall be durable, high quality, and reasonably maintained.

b. Minimum Standards for District `D': Buildings shall employ material variations such as colors, brick or metal banding, patterns, or textural changes.

c. Guidelines Applicable to all Districts:

- i. Building materials should be attractive, durable, and consistent with more traditional urban development. Appropriate examples would include brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass, and cast-in-place concrete.
- ii. Concrete walls should be enhanced by texturing, reveals, snap-tie patterns, coloring with a concrete coating or admixture, or by incorporating embossed or

sculpted surfaces, mosaics, or artwork.

iii. Concrete block walls should be enhanced with integral color, textured blocks and colored mortar, decorative bond pattern and/or incorporate other masonry materials.

iv. Stucco and similar troweled finishes should be used in combination with other more highly textured finishes or accents. They should not be used at the base of buildings between the finished floor elevation and four feet (4') above.

d. Guideline Applicable to District `E': Use of material variations such as colors, brick or metal banding or patterns, or textural changes is encouraged.

J. SIGNAGE:

Intent: To provide a means of identifying and advertising businesses; provide directional assistance; encourage signs that are both clear and of appropriate scale for the project; encourage quality signage that contributes to the character of the Highlands Subarea; and create color and interest.

1. Minimum Standards for District `D':

- a. Signage shall be an integral part of the design approach to the building.
- b. Corporate logos and signs shall be sized appropriately for their location.
- c. Prohibited signs include (see illustration, subsection RMC 4-3-100 J3a):
 - i. Pole signs.
 - ii. Roof signs.
 - iii. Back-lit signs with letters or graphics on a plastic sheet (can signs or illuminated cabinet signs). Exceptions: Back-lit logo signs less than ten (10) square feet are permitted as are signs with only the individual letters back-lit.
- d. In mixed use and multi-use buildings, signage shall be coordinated with the overall building design.
- e. Freestanding ground-related monument signs, with the exception of primary entry signs, shall be limited to five feet (5') above finished grade, including support structure. All such signs shall include decorative landscaping (groundcover and/or shrubs) to provide seasonal interest in the area surrounding the sign. Alternately, signage may incorporate stone, brick, or other decorative materials as approved by the Reviewing Official.

- f. Entry signs shall be limited to the name of the larger development.

2. Guidelines Applicable to District `D':

- a. Alteration of trademarks notwithstanding, corporate signage should not be garish in color nor overly lit, although creative design, strong accent colors, and interesting surface materials and lighting techniques are encouraged.
- b. Front-lit, ground-mounted monument signs are the preferred type of freestanding sign.
- c. Blade type signs, proportional to the building facade on which they are mounted, are encouraged.

K LIGHTING:

Intent: To ensure safety and security; provide adequate lighting levels in pedestrian areas such as plazas, pedestrian walkways, parking areas, building entries, and other public places; and increase the visual attractiveness of the area at all times of the day and night.

1. Minimum Standards for District `D':

- a. Lighting shall conform to on-site exterior lighting regulations located in RMC 4-4-075, Lighting, Exterior On-Site.
- b. Lighting shall be provided on-site to increase security, but shall not be allowed to directly project off-site.
- c. Pedestrian-scale lighting shall be provided, for both safety and aesthetics, along all streets, at primary and secondary building entrances, at building facades, and at pedestrian-oriented spaces.

2. Guidelines Applicable to District `D':

- a. Accent lighting should be provided at focal points such as gateways, public art, and significant landscape features such as specimen trees.
- b. Additional lighting to provide interest in the pedestrian environment may include sconces on building facades, awnings with down-lighting, decorative street lighting, etc. (Ord. 5029, 11-24-03; Ord. 5124, 2-7-2005)

L. MODIFICATION OF MINIMUM STANDARDS:

- 1. The Reviewing Official shall have the authority to modify the minimum standards of the design regulations, subject to the provisions of RMC 4-9-250D, Modification

Procedures, and the following requirements:

- a. The project as a whole meets the intent of the minimum standards and guidelines in subsections E, F, G, H, I, J, and K of the design regulations;
 - b. The requested modification meets the intent of the applicable design standard;
 - c. The modification will not have a detrimental effect on nearby properties and the City as a whole;
 - d. The deviation manifests high quality design; and
 - e. The modification will enhance the pedestrian environment on the abutting and/or adjacent streets and/or pathways.
2. Exceptions: Modifications to the requirements in subsections E2a and E3a of this Section are limited to the following circumstances:
- a. When the building is oriented to an interior courtyard, and the courtyard has a prominent entry and walkway connecting directly to the public sidewalk; or
 - b. When a building includes an architectural feature that connects the building entry to the public sidewalk; or
 - c. In complexes with several buildings, when the building is oriented to an internal integrated walkway system with prominent connections to the public sidewalk(s). (Ord. 5124, 2-7-2005)

M. VARIANCE:

(Reserved). (Ord. 5124, 2-7-2005)

N. APPEALS:

For appeals of administrative decisions made pursuant to the design regulations, see RMC 4-8-110, Appeals. (Ord. 4821, 12-20-1999; Amd. Ord. 4971, 6-10-2002; Ord. 5029, 11-24-03; Ord. 5124, 2-7-2005)